058.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,000 / 618,000
					USE VALUE:	618,000 / 618,000
					ASSESSED:	618,000 / 618,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATEOS DAVID MORENO	
Owner 2:	MUSTAFA MARIA PAZ	
Owner 3:		
Street 1:	11 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BUESKING LISA M & -
Owner 2:	CAWLEY DAVID N -
Street 1:	11 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4955.000	219,400	500	398,100	618,000
Total Card	0.114	219,400	500	398,100	618,000
Total Parcel	0.114	219,400	500	398,100	618,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.82 /Parcel: 459.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38266

GIS Ref

GIS Ref

Insp Date 09/15/18

!4951!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,400	500	4,955.	398,100	618,000		Year end	12/23/2021
2021	101	FV	211,500	500	4,955.	398,100	610,100		Year End Roll	12/10/2020
2020	101	FV	211,500	500	4,955.	398,100	610,100	610,100	Year End Roll	12/18/2019
2019	101	FV	185,200	600	4,955.	392,400	578,200	578,200	Year End Roll	1/3/2019
2018	101	FV	184,600	0	4,955.	301,400	486,000	486,000	Year End Roll	12/20/2017
2017	101	FV	184,600	0	4,955.	284,300	468,900	468,900	Year End Roll	1/3/2017
2016	101	FV	184,600	0	4,955.	261,600	446,200	446,200	Year End	1/4/2016
2015	101	FV	172,500	0	4,955.	244,500	417,000	417,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:24:55

LAST REV

Date	Time
10/05/20	11:05:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUESKING LISA M	75031-520	1	7/2/2020		710,000	No	No		
WILSON JOYCE A,	59564-208		7/20/2012		426,550	No	No		
WILSON JOHN A &	36553-555		9/30/2002	Family	1	No	No		
	8441-129		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2013	1516	Manual	10,250	C				
1/9/2012	17	Redo Kit	6,700					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	JO	Jenny O
9/15/2018	MEAS INT REF	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/7/2012	Info Fm Prmt	MM	Mary M
11/18/2008	Meas/Inspect	336	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	70.	1.15	6									398,055						398,100	

Total AC/HA:	0.11375	Total SF/SM:	4955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,055	Spl Credit		Total:	398,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99841499
Adj $ / SQ:	148.265
Other Features:	63800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298034
Depreciation:	78681
Depreciated Total:	219353

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

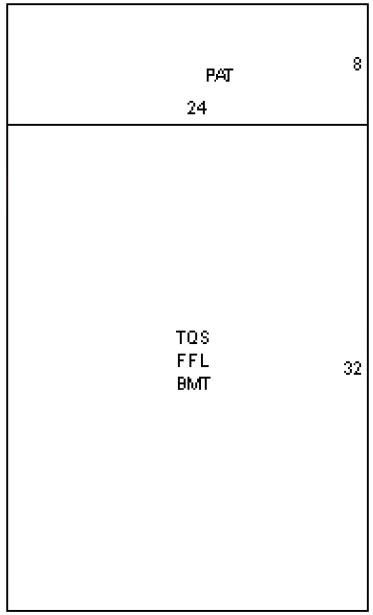
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.26
Special Features:	0	Val/Su Net:	95.23
Final Total:	219400	Val/Su SzAd	163.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.480	34,160
FFL	First Floor	768	148.260	113,867
TQS	3/4 Story	576	148.260	85,400
PAT	Patio	192	4.200	806

Net Sketched Area:	2,304	Total:	234,233
Size Ad	1344	Gross Area	2496	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X8	A	AV	2010	9.13	T	7.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500